

**CITY OF EULESS
PLANNING AND ZONING COMMISSION
AUGUST 4, 2026
MINUTES**

The pre-session meeting of the Planning and Zoning Commission was called to order at 6:00 p.m. by Chairman Troy Mennis in the Pre-Council Conference Room of City Hall, 201 North Ector Drive. Those present included Vice Chair LuAnn Portugal and Commissioners RubyAnne Crites, Katherine Flannery, and John Koren. Commissioners Magen Brown and Madeline Prater were absent.

During the Pre-Session Meeting:

- Assistant Director of Planning and Economic Development Lisa Payne reviewed agenda items number 2 and number 3.

**PLANNING AND ZONING COMMISSION CONSIDERATION OF SCHEDULED ITEMS –
COUNCIL CHAMBERS**

The regular meeting of the Euless Planning and Zoning Commission was called to order by Chairman Mennis at 6:30 p.m. in the Council Chambers at City Hall, 201 North Ector Drive.

STAFF PRESENT

Reagan Rothenberger, Director of Planning and Economic Development
Lisa Payne, Assistant Director of Planning and Economic Development
Drew Washington, Division Chief / Fire Marshal
Yvonne Garcia, Administrative Assistant II of Planning and Economic Development

VISITORS PRESENT

INVOCATION

Commissioner Crites gave the invocation.

THE PLEDGE OF ALLEGIANCE

Commissioner Flannery led the pledge of allegiance.

ITEM 1. APPROVED PLANNING AND ZONING COMMISSION MINUTES

Commissioner Crites made a motion to approve the minutes of the regular meeting July 21, 2026. Commissioner Koren seconded the motion.

The vote was as follows.

Ayes: Chairman Mennis, Vice Chair Portugal, and Commissioners Crites,
Flannery, and Koren

Nays: None

Abstention: None

Chairman Mennis declared the motion carried. (5-0-0)

ITEM 2. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 26-05-SUP AND ACCEPTED THE APPLICANT'S WITHDRAWAL

Chairman Mennis informed the Commissioners that the applicant for this case located at 230 Vine Street withdrew their application. Due to this item being included on the published agenda before the applicant withdrew, Chairman Mennis opened the public hearing at 6:34 p.m.

There being no persons to be heard, Chairman Mennis closed the public hearing at 6:35 p.m.

Chairman Mennis noted no action was needed due to the withdrawal.

ITEM 3. HELD A PUBLIC HEARING FOR SPECIFIC USE PERMIT CASE NO. 25-08-SUP AND RECOMMENDED AN ORDINANCE

Chairman Mennis opened the public hearing at 6:36 p.m.

Assistant Director of Planning and Economic Development Lisa Payne presented the case to the Planning and Zoning Commission and advised that the applicant, Salesi Ahokovi, representing Tafenga Ofa Kalapu, is requesting a Specific Use Permit for a nonprofit private membership organization located at Andrew Huitt Survey, Abstract 684, Tract 1H2 at 221 Martha Street in the Texas Highway 10 Multi-Use (TX-10) zoning district.

Public hearing notification letters were mailed to all property owners within 200 feet of the subject property and a zoning notification sign was installed. To date, staff has received zero responses.

Staff recommends approval of the Specific Use Permit, with the following conditions:

1. The Specific Use Permit is tied to the business name, Tafenga Ofa Kalapu;
2. The Specific Use Permit is tied to the business owner, Salesi Ahokovi; and
3. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

Salesi Ahokovi, applicant, was available for questions.

Chairman Mennis asked to hear from anyone who wished to speak on this case.

There being no persons to be heard, Chairman Mennis closed the public hearing at 6:40 p.m.

Chairman Mennis thanked the applicant for attending the meeting. He asked the applicant if they expect more members to join the organization. Mr. Ahokovi answered not at this time.

Commissioner Koren asked for the ages of the youth that are mentored due to the late hours the organization keeps. Mr. Ahokovi answered that they would mentor Jr. High to adult young men, and the hours are flexible and they may open early to accommodate.

There were no further questions or comments presented by the Commission.

Vice Chair Portugal made a motion to recommend approval of Case No. 25-08-SUP for a Specific Use Permit (SUP) for a nonprofit private membership organization located at Andrew Huitt Survey, Abstract 684, Tract 1H2 at 221 Martha Street in the Texas Highway 10 Multi-Use (TX-10) zoning district, with the conditions as presented.

Commissioner Crites seconded the motion.

The vote was as follows.

Ayes: Chairman Mennis, Vice Chair Portugal, and Commissioners Crites, Flannery, and Koren

Nays: None

Abstention: None

Chairman Mennis declared the motion carried. (5-0-0)

ITEM 4. ADJOURN

There being no further business, the meeting was adjourned at 6:47 p.m.



Vice Chair Portugal